

RIVERSIDE BUSINESS PARK

1 MERCEDES DRIVE

BELCAMP, MARYLAND

AVAILABLE

WAREHOUSE SPACE

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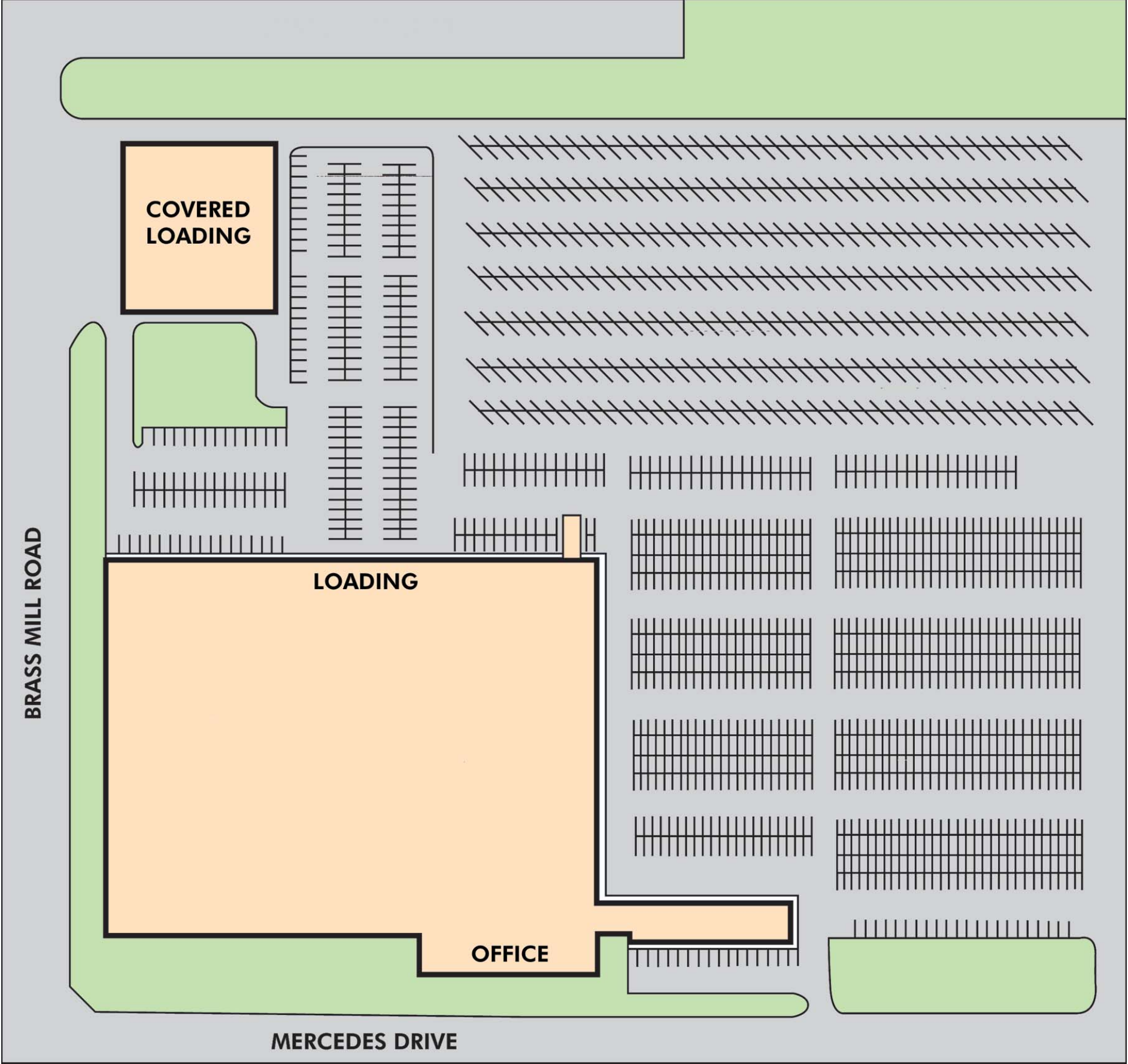
**187,990± Square Feet, 20± acres of industrial
space available in the Riverside Business Park**



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SITE PLAN



PROPERTY FEATURES

TOTAL BUILDING SIZE:	187,990± SF
AVAILABLE WAREHOUSE:	180,990± SF
OFFICE:	7,000± SF
LAND AREA:	20.034± acres
BLDG. CONSTRUCTION:	Poured concrete - foundation Masonry/Steel - exterior
ROOF:	Built up over metal deck
ZONING:	GI - General Industrial
CEILING HEIGHT:	16' - 22'
SPRINKLER:	Wet
LIGHTING:	High-pressure sodium lights
ELECTRICAL:	277/480 volt - 3 phase
HEATING:	8 roof top mounted make up air units for warehouse, 2 Carrier roof top units for office
COLUMN SPACING:	35' x 35'
LOADING DOCKS:	1 (expandable)
DRIVE-INS:	3 (expandable)
PARKING:	2,082 surface spaces (11:1,000 SF)
RAIL SERVICE:	CSX

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LOCAL MAP



REGIONAL MAP



ACCESSIBILITY

I-95:	11 minutes - 4.5 miles
Port of Baltimore:	29 minutes - 26.5 miles
Baltimore/Washington Airport:	42 minutes - 36.4 miles
Philadelphia Intl. Airport:	1 hour 20 minutes - 76 miles
Washington DC:	1 hour 17 minutes - 64 miles
New York City:	2 hours 35 minutes - 164 miles

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